

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33424 ✓

43/44/45

Property Information

property address: 2300 S TEXAS AVE

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 1, 11, LOT 1 THRU 4; 1 & 2; +
ADJ.ACREAGE IN ZENO PHILLIPS + CLOSED PORTION OF MALONEY ST, ACRES 3.3098

owner name/address: LODGECO PROPERTIES, LTD
(FKA INVESTMENTS, LTD)
0
BEVERLY HILLS, CA 90210-2328

full business name: The Forum

land use category: MF-RES.

type of business: Dorm

current zoning: C3

occupancy status: For Sale - Vacant

lot area (square feet): 144173

frontage along Texas Avenue (feet): 345

lot depth (feet): 450

sq. footage of building: 1964

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 3

building height (feet): 20

of stories: 2

type of buildings (specify): brick

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: 1964 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) fencing, busstop
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☒ abandoned ☐ in-use

of signs: 2

type/material of sign: electric

overall condition (specify): Avg

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 2

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 2

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: gated lot

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no

meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no

are dumpsters enclosed: ☐ yes ☒ no ^{n/a}

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
